

Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, OCTOBER 27, 2015 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Reverse Numerical Order
According to Ward

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10/27/2015
11:34 AM
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NO.18500 (49th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6391

Common Address: 6453-55 N Newgard Ave
Applicant: 6453 N Newgard Inc.
Owner: 6453 N Newgard Inc.
Attorney: Thomas Moore
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5
Purpose: Applicant proposes to add 2 residential dwelling units at grade level to the existing 6 residential dwelling unit building and add 2 parking spaces for a total of 8 residential dwelling units with 6 parking spaces. The height of the building is 36' - 8", no change.

NO.18499(48th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6390

Common Address: 5211-5215 N Clark St
Applicant: Swedish American Museum Association of Chicago
Owner: Swedish American Museum Association of Chicago
Attorney: Thomas Moore
Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District
Purpose: Applicant seeks a zoning change in order to allow the Museum to obtain a Public Place of Amusement license to accommodate requests for events such as receptions and local business events to be held at the Museum. The building will remain as existing. 15 off-site parking spaces will remain as existing

NO.18496-T1 (46th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6387

Common Address: 4025-4027 N Broadway
Applicant: 4027 Broadway LLC
Owner: 4027 Broadway LLC
Attorney: Michael Ezgur
Change Request: B2-5 Neighborhood Shopping District to B2-5 Neighborhood Shopping District
Purpose: The property will be developed with a six story building (63.2 feet tall) containing 20 residential dwelling units, approximately 1,721 sq. ft. of commercial space (retail/office), 10 parking spaces and no loading berth.

NO.18507-T1 (46th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6397

Common Address: 1000-1010 W Dakin; 3928-3934 N Sheridan Road

Applicant: Loukas Development LLC

Owner: O'Neill Living Trust

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: B1-2 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: Applicant proposes construction of a new mixed use retail and 54 dwelling unit residential building. The height of the building will be 79 feet, 10 inches. There will be 27 parking spaces.

NO.18491 (45th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6382

Common Address: 4901-11 W Irving Park Road

Applicant: Irving Park Property Holdings

Owner: Irving Park Property Holdings

Attorney: Thomas Moore

Change Request: B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: In order to allow for the renovation of a two story building to be used as a liquor store.

NO.18489 (40th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6380

Common Address: 5701-5703 N Ashland Ave, 5660-5662 N Clark St, 1546-1556 W Hollywood Ave

Applicant: Hollywood and Ashland, LLC

Owner: Hollywood and Ashland, LLC

Attorney: Michael Ezgur

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Interior remodeling of the existing building to accommodate 10 residential dwelling units, 10 parking spaces and approximately 600 square feet of retail.

NO.18521 (40th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6411

Common Address: 5550 N Ashland

Applicant: AB Marathon Ltd.

Owner: AB Marathon Ltd.

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning amendment in order to permit a one-story addition to the existing motor vehicle repair building located at the subject property. The proposed building addition will contain 220 sq. ft. of total building area. The building addition will contain a third automobile repair bay on site. The proposed addition will be approximately 17 ft. in height and match the existing building's height. The ten (10) onsite parking spaces will remain without change. The gasoline pumping island and canopy will remain without change

NO.18527-T1 (40th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6420

Common Address: 5200 N Ashland

Applicant: Svigos Asset Management Inc.

Owner: Svigos Asset Management Inc.

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into a mixed-use building, with a community theatre at grade level and residential (dwelling) units above. There will be no physical expansion of the existing four story school building (101,456 sq. ft.). The Applicant intends to undertake a complete interior renovation of the existing building, which will include the rehabilitation of the existing theatre - located on the first floor of the building, as well as the establishment of forty-nine (49) new dwelling units above (2nd -4th floors). The plan also calls for the location and establishment of 109 parking spaces, onsite - 69 of the parking spaces will be designated for the theatre, while the other 40 parking spaces will be reserved for residents of the building. The existing building is and will remain masonry in construction and measures 60'-0" in height

NO.18495 (38th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6386

Common Address: 5833 W Irving Park Road

Applicant: Awesome Apartments LLC

Owner: Awesome Apartments LLC

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The applicant proposes to rezone the property to allow for the rehab of the existing building which will contain 1 commercial unit on the ground floor and 3 residential dwelling units on the second floor with 3 parking spaces

NO.18512 (36th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6412

Common Address: 2342 N Lorel Ave

Applicant: 2342 N Lorel LLC

Owner: 2342 N Lorel LLC

Attorney: Joseph A Kearney

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: Convert to nine residential dwelling units in existing three story vacant building approximately 35' in height with nine parking spaces and no commercial spaces

NO.18529 (33rd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6422

Common Address: 2854 W Belmont

Applicant: 2854 W Belmont LLC

Owner: 2854 W Belmont LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning amendment in order to permit the location and establishment of a new three-story (with basement), all residential building, with detached garages. The proposed new building will contain a total of nine (9) dwelling units. Parking for twelve (12) vehicles will be provided in detached garages, at the rear of the property. The proposed building will be masonry in construction and measure 38'-6" in height

NO.18494-T1 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6385

Common Address: 2817 N Oakley

Applicant: Oakley Building LLC

Owner: Oakley Building LLC

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: M2-3 Light Industry District to RM4.5 Residential Multi-Unit District

Purpose: Applicant proposes the construction of an 11 dwelling unit building with 13 parking spaces. The proposed building height is 47 feet

NO.18525 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6418

Common Address: 2434-2436 N Sacramento Ave, 2456-2496 N Milwaukee Ave, 2500-2544 N Milwaukee Ave and 2401-2467 N Linden Pl

Applicant: Houston 7979 Parking

Owner: Houston 7979 Parking and the Chicago Transit Authority

Attorney: Carol Stubblefield

Change Request: C2-2 Motor Vehicle related Commercial District to C2-5 Motor Vehicle Related District and then to a Planned Development

Purpose: The Applicant proposes to construct a new residential I and retail building with 240 dwelling units , approximately 113,767 square feet of retail , 313 accessory off-street parking spaces, 5 loading spaces, 125 bicycle spaces,—and approximately 83 feet in height.

NO.18474 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6352

Common Address: 3424 W Ohio St.

Applicant: Mahmoud Abdallah

Owner: Mahmoud Abdallah

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: To re-establish a grocery store within the existing commercial unit on the ground floor; existing dwelling unit to remain: no existing parking: approximately 1,200 SF of commercial space; existing 2-story building - no change in height proposed.

NO.18481 (27th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6359

Common Address: 900 W Washington

Applicant: Torikago LLC

Owner: Torikago LLC

Attorney: Katriina McGuire

Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

Purpose: The proposed use is a 24-unit, 132.5 foot (10 story) condominium building with 24 parking spaces on the ground floor.

NO.18516-T1 (27th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6406

Common Address: 817 W Lake Street

Applicant: SC Lake LLC

Owner: SC Lake LLC

Attorney: Harlan Powell Esq.

Change Request: C3-1 Commercial, Manufacturing and Employment District to C3-5 Commercial, Manufacturing and Employment District

Purpose: The proposed use of the property after the rezoning is a single-tenant restaurant. There will be zero (0) dwelling units and zero (0) parking spaces. The property currently contains approx. 9,166 sqft of floor area and after redevelopment will contain approx. 12,426 sqft of floor area allocated over three (3) floors with a building height of approx. forty-four (44) feet

NO.18524 (27th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6417

Common Address: 739 North Ada Street

Applicant: Svigos Asset Management Inc.

Owner: The City of Chicago Board of Education

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building and to permit the erection of a new four-story all residential building, for a total of two residential buildings, at the subject site. There will be no physical expansion of the existing four-story school building (53,725 sq. ft.). The Applicant intends to undertake a complete interior renovation of the existing building in order to accommodate for the establishment of thirty (30) new dwelling units and sixteen (16) interior parking spaces within the building. The existing (school) building is and will remain masonry in construction and measure 61'-2" in height. As part of the plan, the Applicant also seeks to erect a new four-story residential building (30,127 sq. ft.) at the north end of the site. The proposed new building will contain twenty-seven (27) dwelling units and interior parking for seventeen (17) vehicles, with surface parking for an additional ten (10) vehicles located at the north end of the new building. The proposed new building will be masonry in construction to match the existing (school) building and will measure 47'-0" in height

NO.18497(26th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6388

Common Address: 3200 W Armitage Ave

Applicant: Milos Chicago LLC

Owner: EDJ Investments LLC

Attorney: Thomas Murphy

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: Existing 1-story building will add a 605 sq. ft addition to the existing 841 sq. ft. for interior space total of 1446 sq. ft. An outdoor patio will have 539 sq ft. Remaining sq. footage of outdoor space, 1887 sq. ft., will be leased to adjacent parcel at 3204-06 W Armitage for its proposed Tavern to use as an outdoor patio 3200 W. Armitage has 1 parking space, building height is 15

NO.18498-T1 (26th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6389

Common Address: 3204-06 West Armitage Ave

Applicant: Elsewhere LLC

Owner: Tigerlilly LLC

Attorney: Thomas Murphy

Change Request: B3-1 Community Shopping District to C1-3 Neighborhood Commercial District

Purpose: A 4,238 sq.ft. tavern on 1st floor of 3204-06 W. Armitage, 2000 sq.ft. office space remaining on 1st floor of 3206 W. Armitage 2 existing rental apts. on 2nd Floor of bldg. No parking spaces. 1,887 sq.ft. outdoor space will be leased from 3200 W. Armitage, the adjacent parcel, for an outdoor patio. Total tavern space with patio 6,125 sq.ft. No change to building height

NO.18520 (26th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6410

Common Address: 3622 W McLean

Applicant: Nelson Rodriguez

Owner: Nelson Rodriguez

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit and establish a fourth dwelling unit at the subject property. The new dwelling unit will be located in the building's basement level. The zoning change is needed to support the minimum lot area required for the fourth dwelling unit. The three (3) existing dwelling units will remain without change. The height of the building will remain without change. The two (2) garage parking spaces located at the rear of the subject lot will remain without change

NO.18478 (25th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6356

Common Address: 917-925 W 18th Street

Applicant: VCP Opportunity Fund II, LLC Series III-917 W 18th St

Owner: VCP Opportunity Fund II, LLC Series III-917 W 18th St

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant proposes to renovate the current structure to a mixed-use retail and residential dwelling unit building with commercial space on the first floor and lower level and a total of 26 residential dwelling units on floors 1-5. The commercial space on the first floor commercial space has a total of 2655 sq. ft. with additional 1,290 sq. ft. commercial space on the lower level. The height of the building will be 64'- 11". There will be a 10' x 25' x 14' loading berth along with a total of 27 parking spaces including 2 handicapped spaces.

NO.18483 (25th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6374

Common Address: 2056 W 23rd Street

Applicant: Jaime Guzman and Mayra Garcia Guzman

Owner: Jaime Guzman and Mayra Garcia Guzman

Attorney: Chico & Nunes

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing 2 ½ story brick building, containing two dwelling units, shall remain. The zoning amendment is required in order to permit a 3rd floor addition to the existing building, which with the proposed 3rd floor addition would exceed the Floor Area Ratio (FAR) permitted in the existing RS3 District. The 3rd floor addition will be utilized for storage purposes and no additional dwelling units are proposed. Upon completion of the 3rd floor addition, the height of the building will be 30'-3".

NO.18485 (25th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6376

Common Address: 1801-03 South Throop Street; 1249-59 W 18th Street

Applicant: BR Allport, LLC

Owner: BR Allport, LLC

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to B3-5 Community Shopping District

Purpose: The subject property consists of a four-story, mixed-use retail and residential building at 51.50 feet in height, containing approximately 6,000 square feet of retail space and 12 residential dwelling units. The Applicant proposes an interior remodeling to add 6 residential dwelling units and 2 parking spaces, resulting in a total of 18 residential dwelling units. 2 parking spaces and no loading berth.

NO.18488 (25th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6379

Common Address: 1033-47 W Washington Blvd; 25-41 N Aberdeen St; 26-42 N Carpenter St

Applicant: 1045 Washington LLC

Owner: Ag- Products Company

Attorney: Chico & Nunes

Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

Purpose: The zoning amendment is required in order to permit the construction of a new 6-story residential building containing seventy (70) dwelling units and on-site parking for seventy-seven (77) vehicles. The height of the proposed building is 77'.

NO.18518 (25th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6408

Common Address: 1414-46 West 21st Street and 2013-25 S Laflin Street

Applicant: Fox Chicago LLC

Owner: Fox Chicago LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-3 Limited Manufacturing/Business Park District and C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

Purpose: To rehab the existing building and establish commercial units on the ground floor (approximately 4,200 SF of retail/office use), and 99 dwelling units both on the ground floor and on the upper floors: 52 parking spaces: height: 3-story / 44.08

NO.18533-T1 (25th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6428

Common Address: 246-250 W 22nd Place

Applicant: Chinese Consolidated Benevolent Association of Chicago

Owner: Chinese Consolidated Benevolent Association of Chicago

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-6.5
Residential Multi Unit District

Purpose: To demolish the existing building and build a new 8-story, mixed-use building
with commercial space on the first and second floor (community center,
approximately 26,734 SF) and 77 dwelling units for elderly housing on the upper
floors; 31 parking spaces; height: 90'-0"

NO.18490 (24th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6381

Common Address: 1013-1025 S Central Park Ave; 3500-3558 W Fillmore St.

Applicant: City of Chicago Department of Water Management

Owner: City of Chicago Department of Water Management

Attorney: Thomas Moore

Change Request: POS-2 Parks and Open Spaces District and M1-2 Limited Manufacturing/ Business
Park District to M1-2 Limited Manufacturing/ Business Park District

Purpose: To bring entire parcel into same zoning district as part of the modernization
process of the current pumping station.

NO.18519-T1 (15th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6409

Common Address: 4608-22 S Bishop St

Applicant: 4622 S Bishop LLC

Owner: 4622 S Bishop LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-2 Limited Manufacturing/ Business Park District and C1-2 Neighborhood
Commercial District to C1-2 Neighborhood Commercial District

Purpose: To demolish the existing building and build a new one story commercial building
to house a kidney dialysis center. 22 parking spaces; approximately 10,200 SF of
commercial space; height 18'-6"

NO.18480 (6th WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6358

Common Address: 30 E 95th Street

Applicant: 9439 South State Street Building Corp.

Owner: 9439 South State Street Building Corp.

Attorney: Bernard Citron

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: The Applicant proposes establishing a Currency Exchange establishment on the property

NO.18523 (2nd WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6415

Common Address: 56 W Huron

Applicant: 56 W Huron LLC

Owner: The Michael Flowers Living Trust

Attorney: Law Office of Samuel VP Banks

Change Request: DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed Use District

Purpose: The Applicant is seeking a zoning amendment in order to permit the location and establishment of a new eleven-story, all residential building. The proposed new building will contain a total of eleven (11) dwelling units. A residential lobby and interior parking for eleven (11) vehicles will be located on the first floor, with the dwelling (condominium) units located on above (second through eleventh floors). The proposed building will be masonry, glass and steel in construction and measure 152'-0" in height

NO.18515-T1 (2nd WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6405

Common Address: 1728-48 N Clybourn Ave

Applicant: The Richden Company

Owner: Bruce Duncan Revocable Trust and Chicago Title Land Trust Co.

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B1-2 Neighborhood Shopping District to B2-5 Neighborhood Shopping District

Purpose: To build a new 6-story, 68 dwelling unit residential building; 68 parking spaces: no commercial space; 6-story, height: 69'-0"

NO.18528-T1 (2nd WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6421

Common Address: 1444 West Augusta Blvd

Applicant: 1434 W Augusta LLC

Owner: Northwestern University Settlement Association

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building at the subject site. There will be no physical expansion of the existing four-story school building (50,304 sq. ft.). The Applicant intends to undertake a complete interior renovation of the existing building in order to accommodate for the establishment of twenty-three (23) new dwelling units within the building. Surface (outdoor) parking for ten (10) vehicles will also be located on-site, at the rear of the building. The existing building is and will remain masonry in construction and measure 56'-7" in height

NO.18530 (2nd WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6424

Common Address: 1011-1023 N Ashland Ave

Applicant: Virage LLC

Owner: Virage LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant seeks a zoning amendment to permit a proposed four-story masonry building containing retail space at grade, and a total of thirty-three (33) residential units above at the subject site. Thirty (30) onsite parking spaces will be located within the proposed building. The proposed building will measure 50 ft. in height

NO.18531-T1 (2nd WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6426

Common Address: 1623 North Milwaukee Ave

Applicant: Robert Picchietti

Owner: Robert Picchietti

Attorney: Gordon & Pikarski

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: The existing building will be used as a restaurant. No dwelling units are proposed. No onsite parking is proposed.

NO.18477 (1st WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6355

Common Address: 1654-56 N Rockwell St; 2609-2611 W Wabansia Ave

Applicant: 3FLTH IV LLC Holdings 5

Owner: 3FLTH IV LLC Holdings 5

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: in order to allow for the commercial unit on the first floor of building 2 to be converted to a residential dwelling unit for a total of 2 residential dwelling units. There are 6 residential dwelling units in building 1 and will remain as existing. The height of building 1 is 40 feet and will remain as existing, no change. The height of building 2 is 30 feet and will remain as existing, no change

NO.18486-T1 (1st WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6377

Common Address: 1818 W Grand Ave

Applicant: Shantan and Carolyn Kethireddy

Owner: Shantan and Carolyn Kethireddy

Attorney: NA

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: First floor commercial retail space which is approximately 1692 sq.ft. We intend to use the converted units on floor 2 and floor 3 as a single residential dwelling unit. We will also keep the existing one car garage. The height of the existing building is approximately 40 feet (no change)

NO.18504 (1st WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6402

Common Address: 1744 N California Ave

Applicant: David Kaeding

Owner: David Kaeding

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

Purpose: Applicant proposes to construct a rear one story addition to the 1st floor residential dwelling unit and attach the two car garage with roof deck to the existing dwelling units. The height of the existing building will remain as is.

NO.18513 (1st WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6403

Common Address: 1516-1518 N Rockwell Ave

Applicant: William Blake Bloehmer

Owner: William Blake Bloemer

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant seeks a zoning amendment to permit the division of a single zoning lot currently measuring 50 ft. in width into two (2) separate zoning lots that will each measure 25 ft. in width. The newly created south zoning lot will be developed with a new three-story masonry building measuring 38 ft. in height and containing three (3) dwelling units. Three (3) onsite parking spaces will be located at the rear of the subject lot. The existing three-story single family home located at 1518 N. Rockwell will remain without change

NO.18526 (1st WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6419

Common Address: 1455 North Oakley Boulevard

Applicant: Michael and Lisa Meyer

Owner: Michael and Lisa Meyer

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicants are seeking a zoning amendment in order to permit the erection of a new three-story rear addition, to the existing two-and-a-half (2 ½) story residential building, at the subject site. As part of the renovation, the Applicants intend to de-convert the existing two-unit residential building into a single family residence, wherein they will reside. The proposed three-story addition will be masonry in construction, to match the existing building, and measure 32'-7" in height. Aside from the erection of the proposed addition and certain interior renovations required for the de-conversion, the exterior of the principal building and detached garage, shall remain unchanged

NO.18532 (1st WARD) ORDINANCE REFERRED (9-24-15)

DOCUMENT #02015-6427

Common Address: 2765 West Francis Place

Applicant: Silviu Moldovan

Owner: Silviu Moldovan

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To allow a third dwelling unit within the existing 2 DU building: existing parking; no commercial space: existing 2 story, existing height 29'-4" - no change proposed